

Courtesy Of Lorri L Brewer Of Infinite Realty Service

# \$524,900 - 10348 36a Avenue, Edmonton

MLS® #E4447335

## \$524,900

5 Bedroom, 2.50 Bathroom, 1,186 sqft  
Single Family on 0.00 Acres

Duggan, Edmonton, AB

Welcome to this spacious 3+2 bedroom bungalow located in the desirable Duggan community! Offering over 2,200 sq ft of living space, this home has a perfect layout for growing families, multi-generational living, or investment ownership. The main floor features a bright living area, 3 bedrooms including a primary with 2-pc ensuite, and a 4-pc main bath. The fully developed basement includes an in-law suite with 2 additional bedrooms, a 4-pc bath, and large open family room as a second living space. Enjoy the oversized 24x24 insulated and heated double detached garage, RV parking, and a large yard—ideal for outdoor enjoyment. Built in 1972, this home has been nicely maintained with updated basement bathroom and new roof in 2023. Situated on a quiet street close to public transportation, parks, schools, and shopping. A solid home in an excellent location—don't miss this opportunity!

Built in 1972

## Essential Information

MLS® #	E4447335
Price	\$524,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,186
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10348 36a Avenue
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2H6

### **Amenities**

Amenities	On Street Parking, Open Beam, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Detached, Heated, Insulated, Over Sized, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed July 11th, 2025

Days on Market 40

Zoning Zone 16



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